



Development Services Department

November 30, 2010

KB Home Coastal Inc.
Attn: Donald Povieng
36310 Inland Valley Drive
Wildomar, CA. 92595

Subject: DRC-10-16, OR VLG 2 R-5, APN 644-311-04, 07

Dear Mr. Povieng:

On November 30, 2010, the Zoning Administrator considered and approved the above referenced application. Attached please find the Notice of Decision documenting the Zoning Administrator's action and listing the conditions of approval. Please note Condition I.1 that requires you to sign and return one copy of the notice to acknowledge your acceptance of the conditions of approval.

You have the right to appeal any conditions of approval to the City Council. This office must receive a completed appeal form, along with a deposit amount of \$7,004.00 within 10 days of the date of this letter. Forms are available from the Development Services Department. In the absence of said appeal, the decision of the Zoning Administrator's is final.

If you have any questions or concerns about this matter, please call me at (619) 409-5883.

Sincerely,

Caroline Young
Planning Division
Assistant Planner

Attachment: Notice of Decision

cc: Zoning Administrator



**ZONING ADMINISTRATOR
NOTICE OF DECISION
Otay Ranch Village 2
Neighborhood R-5A Monterey**

Date: November 30, 2010
Applicant: KB Homes Coastal Inc.
Case No.: DRC-10-16
Address: Neighborhood R-5A Monterey: Northeast corner of
Heritage Road & Santa Victoria Road
(APN 644-311-04-00, 644-311-07-00)
Project Planner: Caroline Young

Notice is hereby given that on November 30, 2010, the Zoning Administrator considered Design Review (DRC) application DRC-10-16, filed by KB Homes Coastal Inc. ("Applicant"). The Applicant requests Design Review approval for 95 Single-Family residences to be constructed on approximately 13 acres of land in Otay Ranch Village Two, Neighborhood R-5A. The Project is located Northeast corner of Heritage Road & Santa Victoria Road ("Project Site") and is owned by KB Homes Coastal Inc. ("Property Owner"). The Project Site is zoned Planned Community (PC) within the Otay Ranch Village Two Sectional Planning Area (SPA) plan, with a General Plan designation of Residential Low-Medium (RLM). The Project is more specifically described as follows:

The Project consists of 95 single-family residences with garage access off of the alleyway. The project will be constructed in several different phases of development. The future homeowner will have the chance to select which model they choose to place on which lot per the City's final discretion. However, there should be no more than two consecutive plan types adjacent to each other. There are three plan types to choose from ranging from approximately 1,300 square feet to 1,500 square foot, with 4 or 5 bedrooms. The main access to the site is off of Santa Christina Avenue via Santa Carolina Road. While the garages have an alley access, the front of the homes face the street with a pedestrian features, such as a front porch.

The floor plan consists of a living and dining room, kitchen and patio area that accesses the side yard, and the garage on the first floor. The bedrooms are located on the second floor. The elevations consist of Spanish Electric, Monterey, and Craftsman designs, which are recommended designs within the Otay Ranch SPA Plan for Village 2. The corner lots provide enhanced elevations with a wrap around porch and other design features.

Planning staff has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project was adequately covered in previously adopted Final Second Tier EIR (EIR-02-02), for the Otay Ranch Villages Two, Three and a Portion of Four Sectional Planning Area (SPA) Plan. No further environmental review or documentation is necessary.

The proposed project is consistent with the development regulations and design guidelines of the Chula Vista Municipal Code, Otay Ranch Village 2 SPA plan, and Landscape Manual. The Zoning Administrator, under the provisions of Section 19.14.582.G of the Chula Vista Municipal Code (CVMC), has conditionally approved the project based on the following findings:

- 1. That the proposed project is consistent with the development regulations of the Village Two Sectional Planning Area Plan and Planned Community (PC) District Regulations.**

Neighborhood R-5A is designated Residential Single-Family in the PC District regulations of the Otay Ranch Village Two SPA Plan. The proposed 13-acre development contains an allowable density, which is 8 to 14.9 dwelling units per acre, in compliance with the requirements of the SPA Plan. The Project consists of 95 single-family residences ranging from approximately 1,300 square feet to 1,500 square foot with a garage access off of the alleyway. The use is permitted and meets all of the development regulations as stipulated in the Otay Ranch Village Two PC District Regulations as conditioned. The proposed single-family homes meet the minimum lot coverage and floor area ratio, setbacks, building height, and 2-car garage requirement.

- 2. The proposed project is consistent with the design and development standards of the Otay Ranch Village Two Sectional Planning Area (SPA) Design Plan.**

The project is in compliance with the Single-Family Design Guidelines of the Otay Ranch Village Two Design Plan and is consistent with the SPA density requirements. The architecture of the homes, which are Spanish Electric, Monterey, and Craftsman designs, are acceptable designs for the Otay Ranch Specific Plan Area Village 2. The development meets the design standards of the Otay Ranch SPA Plan Area Village 2 regulations by maintaining the required 60 percent of the single-family homes providing a pedestrian orientation and seating area in the form of a front porch, courtyard, or veranda. The project is also conditioned so that no more than two consecutive plan types are adjacent to each other to provide an overall variety of architectural style of homes within the neighborhood.

- 3. The design features of the proposed development are consistent with, and are a cost-effective method of satisfying, the Otay Ranch Village Two Sectional Planning Area Design Plan.**

The design features of the proposed development project site and building designs are consistent with, and are a cost-effective method of satisfying the regulations of the Otay Ranch Village Two Sectional Planning Area (SPA) Design Plan, and Landscape Manual.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Design Review Permit DRC-10-16, as described above subject to the following conditions of approval:

- I. Prior to the approval by the City of Chula Vista for the use of the subject property in reliance upon this approval, the Applicant shall satisfy the following requirements. Unless otherwise noted, the following conditions shall be satisfied prior to the approval of the first building permit:**

Planning Division

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner/representative

Date

2. The Applicant shall provide a variety of plan types throughout the development subject to approval on the building permit. There should be no more than two consecutive plan types adjacent to each other.
3. Prior to the approval of building permits, the project shall comply with all applicable Otay Ranch Village 2 Tentative Map No. 15350 conditions of approval associated with each phase of development.
4. Prior to the approval of building permits for each phase, the Final Map for the associated phase shall be approved by the City and recorded.
5. Prior to, or in conjunction with the issuance of the first building permit, pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-1632.

6. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board.

Fire Department

7. The Applicant shall provide a water flow letter from the applicable water agency having jurisdiction indicating that the fire flow is available to serve this project.
8. Prior to any construction, all Fire Department access and water supply need to be installed and street signs shall be also installed.
9. The building(s) shall be addressed in accordance with the following criteria:
 - 0 – 50 feet from the building to the face of the curb = 6-inches in height with a 1-inch stroke
 - 51 – 150 feet from the building to the face of the curb = 10-inches in height with a 1 ½ -inch stroke
 - 151 feet from the building to the face of the curb = 16-inches in height with a 2-inch stroke
10. The Applicant shall comply with the State of California adopted building code changes that will require all new one- and two-family homes and townhouses built in the state starting January 1, 2011, to be equipped with life-saving fire sprinkler systems.

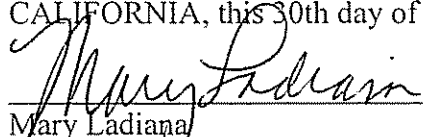
Land Development Division

11. The following fees will be required based on the final building plans submitted:
 - a. Sewer Fees
 - b. Traffic Signal Fees
 - c. Development Impact Fees (DIF's)
 - d. Pedestrian Bridge DIF
 - e. Public Facilities DIF
12. Prior to certificate of occupancy of the first home, the Applicant shall provide a temporary turnaround for Franceschi Drive. Prior to any final map construction permit or grading permit, which ever occurs first, a bond shall be submitted for the temporary turnaround.
13. Prior to certificate of occupancy of the first home, the Applicant shall provide security in the amount sufficient to complete construction of Santa Carolina Road, Santa Christina, Santa Diana and State Street.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-10-16, date stamped on October 28, 2010, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
2. All landscaping and hardscape improvements shall be installed and maintained in accordance with the approved landscape plan.
3. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City ordinances in effect at the time of building permit issuance.
4. This Design Review Permit shall become void and ineffective if not utilized within three (3) year from the effective date thereof, in accordance with Section 19.14.600 of the Municipal Code.
5. The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Conditional Use Permit where indicated below. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 30th day of November 2010.



Mary Ladiana
Zoning Administrator